

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 16, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: WVR-19784 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (SUP-19359) and Site Development Plan Review (SDR-19363) if approved.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Waiver to Title 18.12.130 to allow the termination of Scarlet Oak Avenue to occur onsite without the required cul-de-sac. In addition to this Waiver (WVR-19784), a related Site Development Plan Review (SDR-19363) and Special Use Permit (SUP-19359) have been requested.

This request is for the redevelopment of an existing Automobile Dealership located at 3100 East Sahara Avenue. The applicant's proposal will include two new buildings to replace the previous dealership and service center. Two buildings dedicated for storage will remain on site.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/07/87	The City Council approved the Rezoning (Z-0083-87) of property generally located north of Sahara Avenue and west of Fremont Street from R-1 (Single Family Residential) Zone and R-2 (Medium-Low Density Residential) Zone to C-2 (General Commercial) Zone.
1/30/07	A request for technical review of a Parcel Map for a Merger and Resubdivision of three parcels on 17.01 acres at 3100 East Sahara Avenue was accepted for processing.
04/12/07	The Planning Commission recommended approval of companion items SUP-19359 and SDR-19363 concurrently with this application. The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #36/mh).
<i>Related Building Permits/Business Licenses</i>	
11/14/03	Code Enforcement Case #5491: The property located at 3100 East Sahara was cited for an attractive nuisance for noise, paint odors, and test drives on October 14, 2003. The case was resolved on November 14, 2003.
10/04/06	Business license #A16-00009, "Fairway Chevrolet": Automobile Sales New & Used located at 3100 East Sahara Avenue.
<i>Pre-Application Meeting</i>	
1/10/07	A Pre-application meeting was held regarding the redevelopment of the existing Automobile Dealership located at 3100 East Sahara Avenue. Issues regarding the recordation of a merger and re-subdivision of the three affected properties along with the Design, Parking, and Landscaping standards were discussed.
<i>Neighborhood Meeting</i>	
NA	A neighborhood meeting was not required nor was one held.

Details of Application Request	
Site Area	
Net Acres	17.01 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Auto Dealership	GC (General Commercial)	C-2 (General Commercial) Zone
North	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential) Zone
South	Clark County - Auto Dealership	Clark County	Clark County
East	Auto Dealership	GC (General Commercial)	C-2 (General Commercial) Zone
West	Auto Dealership	GC (General Commercial)	C-2 (General Commercial) Zone

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts		X	
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment	X		Y
Project of Regional Significance		X	NA

*The applicant provided a completed Development Impact Notification Assessment with the application for a Special Use Permit (SUP-19359).

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	740,962 SF	NA
Min. Lot Width	100 Feet	1,457 Feet	NA
Min. Setbacks <ul style="list-style-type: none"> • Front • Side • Corner • Rear 	20 Feet 10 Feet 15 Feet 20 Feet	117 Feet 32 Feet NA 126 Feet	Y* Y* Y* Y*
Max. Lot Coverage	50 %	17%	Y*
Max. Building Height	N/A	19 Feet	NA
Trash Enclosure	Covered/screened	Y	Y
Mech. Equipment	Covered/screened	Y	Y

*With the recordation of a Merger and Re-subdivision of parcels APN 162-01-180-014, -015 & -016 this proposal will be in conformance with Title 19.08. However, without the merger of the three lots, the lots handled individually will not comply with Title 19. Therefore, approval of Site Development Plan Review (SDR-19363) will be contingent upon completion of this condition.

Pursuant to Title 19.08.060, the following requirements apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	78 Feet	130 Feet	Y
Adjacent development matching setback	15 Feet	20 Feet	Y
Trash Enclosure	50 Feet	120 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Motor Vehicle Sales (New)	251,828 SF	1 stall per 500 sq ft GFA	504	10	507	10	Y
Vehicle Display	---	---	---	---	813	---	---
TOTAL			504	10	1320	10*	Y
Loading Spaces		1 req'd			3		Y

* The Handicapped parking ratio applies only to the 2% of GFA dedicated to Motor Vehicle Sales; the excess parking utilized for vehicle display and inventory storage is not included in this total.

ANALYSIS

- Title 18 Subdivision Ordinance Compliance***

Pursuant to Title 18.12.130, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Cul-de-sac	Turn around at street terminus	No	N

The subject proposal has a public residential drive that terminates at the northwest corner of the property. This application seeks to remedy an existing condition that was present prior to the approved use for the Motor Vehicle Sales use, which has also been present at this location for over thirty years. Staff supports this deviation as it allows the applicant to creatively use the subject parcel and provide for the needed redevelopment in the subject area.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 12

SENATE DISTRICT 10

NOTICES MAILED 255 by Planning Department

APPROVALS 1

PROTESTS 0